

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-160</u>	<u>BAPTIST HOSPITAL OF MIAMI, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-1 (02-160)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: BAPTIST HOSPITAL OF MIAMI, INC.

- (1) SPECIAL EXCEPTION and UNUSUAL USE to permit the expansion of a previously approved hospital onto additional property to the east.
- (2) MODIFICATION of Condition #2 of Resolution 2ZAB-551-63, last modified by Resolution CZAB12-15-99, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Baptist Hospital of Miami,' as prepared by Perkins & Will, dated February 22, 1999 consisting of 6 sheets. Except as herein modified to reflect the removal of the temporary parking lot and of the five (5) acre parcel from site plans."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Baptist Hospital of Miami,' as prepared by Perkins & Will, consisting of 40 sheets, all dated 6/8/04."

- (3) MODIFICATION of Condition #5 of Resolution 3ZAB-266-68, passed and adopted by the Zoning Appeals Board and last modified by Resolution Z-166-86, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "5. That the use be approved for and restricted to a maximum of 183 children at any one time.

TO: "5. That the use be approved for and restricted to a maximum of 388 children at any one time.

- (4) MODIFICATION of Condition #2 of Resolution CZAB12-25-00, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Temporary Parking Lot,' as prepared by RO Architects & Planners, Inc., and dated received 2/7/00, except as herein modified to provide the required landscaping."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Baptist Hospital of Miami,' as prepared by Perkins & Will, consisting of 40 sheets, all dated 6/8/04."

- (5) MODIFICATION of Condition #1 of a Declaration of Restrictive Covenants recorded in Official Records Book 13702, Pages 1553 through 1561, said agreements being required as a condition of Resolution 4ZAB-248-87 and last modified by Paragraph 1 of a Second

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Modification of Declaration of Restrictive Covenants, recorded in Official Records Book 18678, Pages 2068 through 2081, submitted pursuant to Resolution CZAB12-15-99, as follows:

FROM: "1. The Property will be developed substantially in accordance with the site plan entitled 'Baptist Hospital of Miami,' as prepared by Perkins & Will, dated received February 22, 1999, consisting of 6 sheets, hereinafter referred to as the 'site plan' as modified from time to time, no modification shall be effected in said Site Plan without the prior written consent of the then owner(s) of the portion of the Property for which modification is sought, and the Director of the Miami-Dade County Planning and Zoning Department, provided further that if the Director finds that the modification conforms with the standards established in §33-257, Miami-Dade County Code; and provided further that if the Director withholds such approval for any reason, the then owner(s) of the portion of the Property for which such modification is sought shall be permitted to seek such modification by a zoning application filed with the Miami-Dade County Planning and Zoning Department, to modify the Site Plan or the Covenant at public hearing before the Community Zoning Appeals Board or Board of County Commissioners of Miami-Dade County, Florida, (whichever body by law has jurisdiction over such matters).

TO: "1. The property will be developed substantially in accordance with the site plans entitled 'Baptist Hospital of Miami, Inc.,' consisting of 40 pages, dated 6/8/04 as prepared by Perkins & Will."

The purpose of requests #2 - #5 is to amend the master development plan for the hospital to expand onto additional property to the east, to include new ancillary buildings and parking garages and to increase the number of children for the day care center.

(6) Applicant is requesting to permit additional ancillary buildings with heights varying from 35' to 100' (35' permitted) and from 3 stories to 7 stories (2 stories permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or elimination of conditions or covenants after public hearing) and approval of request #6 may be considered under §33-311(A)(4)(b) (None-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East; and the east $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; and the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; and the north $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; and the west 275' of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, and the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, less the west 2 acres (A/K/A: the west 266.44') thereof; and less the following streets dedicated as public right-of-way and recorded in Official Records Book; S.W. 88 Street, Official Records Book 974, Page 569 and Official Records Book 2624, Page 53 and Official Records Book 3642 at page 450, S.W. 87 Court, Official Records Book 6057 at Page 489, S.W. 89 Terrace, Official Records Book 6057 at Page 485 and Official Records Book 6057 at page 487, S.W. 88 Avenue, Official Records Book 974, Page 569 (Portions later closed by Resolution #R-781-68), S.W. 94 Street, Official Records Book 974 at page 569 and Official Records Book 11693 at Page 634, S.W. 90 Avenue, Official Records Book 974 at Page 569 (later closed by Resolution #R-1394-71); AND: The north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the east 427', the north 175' and the west 25' thereof; AND: The west 86.5' of the east 427' of the north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 257' thereof; AND: The west 400' of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the south 25' and less the west 25' thereof; AND: The north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East; less and except the west 180' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East, less the north 25' thereof, for public road purposes; AND LESS AND EXCEPT THE FOLLOWING PARCEL: Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; thence run N87°25'33"E, along the north line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$; for 180'; thence run S2°11'42"E, along the east line of the west 180' of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, for 30' to the Point of beginning. From said Point of beginning, thence run N87°25'33"E, along a line 30' south of and parallel to the last described north line, for 100'; thence run S2°11'41"E, for 40'; thence run S87°25'33"W for 69'; thence run S2°11'41"E, for 19'; thence run S87°25'33"W for 22'; thence run S2°11'41"E for 100'; thence run S29°41'46"W for 17.04'; thence run N2°11'41"W along the east line of the west 180' of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, for 173.41' to the Point of beginning. AND LESS AND EXCEPT THE FOLLOWING PARCEL: Begin at the Northeast corner of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 55 South, Range 40 East; thence run S/ly, along the east line of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4 for a distance of 325.63' to the Southeast corner of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; thence run W/ly, along the south line of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, for a distance of 40' to the Point of intersection with a line that is 40' west of and parallel to the east line of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4; thence run N/ly, along the line that is 40' west of and parallel to the east line of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 4, for a distance of 155.72' to the Point of curvature of a circular curve to the right; thence run NE/ly, along the arc of said circular curve to the right, having a radius of 1,185.92', through a central angle of 08°14'37", for an arc distance of 170.63', to the Point of intersection with the north line of the north $\frac{1}{2}$ of the

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NE ¼ of the SE ¼ of the NE ¼ of said Section 4; thence run E/ly, along the north line of the north ½ of the NE ¼ of the SE ¼ of the NE ¼ of said Section 4, for a distance of 27.75' to the Point of beginning. AND: The south ½ of the NE ¼ of the SE ¼ of the NE ¼, less the south 190' of the east 285', and less the west 257' and less the north 150' of the east 285', lying in Section 4, Township 55 South, Range 40 East, less the south 25' thereof. AND: The west 180' of the north ½ of the NE ¼ of the SE ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, less and excepting the north 25'. AND: A portion of the north ½ of the NE ¼ of the SE ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of the SE ¼ of the NE ¼ of said Section 4; thence run N87°25'33"E, along the north line of said NE ¼, SE ¼, NE ¼, for 180'; thence run S2°11'42"E along the east line of the west 180' of said NE ¼, SE ¼, NE ¼, for 30' to the Point of beginning. From said Point of beginning, thence run N87°25'33"E, along a line 30' south of and parallel to last described north line for 100'; thence run S2°11'41"E for 40'; thence run S87°25'33"W for 69'; thence run S2°11'41"E for 19'; thence run S87°25'33"W for 22'; thence run S2°11'41"E for 100'; thence run S29°41'46"W for 17.04'; thence run N2°11'41"W along the east line of the west 180' of said NE ¼, SE ¼, NE ¼, for 173.41' to the Point of beginning. LESS: The south ½ of the NE ¼ of the SE ¼ of the NE ¼, less the south 190' of the east 285', and less the west 257' and less the north 150' of the east 285', lying in Section 4, Township 55 South, Range 40 East, less the south 25' thereof. A PORTION OF S.W. 88 AVENUE & S.W. 92 STREET TO BE VACATED: Commence at the Southeast corner of the SE ¼ of the NE ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East; thence run S87°25'33"W for 278.6' to the Point of beginning of the following described parcel: thence run N2°34'26"W for 25'; thence run S87°25'33"W for 349.84' to the Point of curvature of a circular curve; concave to the Northeast having a radius of 25' and a central angle of 89°37'17"; thence run W/ly and N/ly along the arc of said curve for 39.44' to a Point of tangency with the east line of the west 25' of the SE ¼ of the NE ¼ of the NE ¼ of said Section 4; thence run N02°11'44"W for 427.03'; thence run N87°48'16"W for 50'; thence run S02°11'44"E for 502.52'; thence run N87°25'33"E for 425.34'; thence run N02°11'44"W for 25' to the Point of beginning.

LOCATION: 8900 S.W. 88 Street (North Kendall Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 73.4 Acres

PRESENT ZONING: RU-5A (Semi-professional Offices)
RU-4L (Limited Apartment House 23 units/net acre)
RU-1 (Single Family Residential)